



TO LET

UNIT C HEALTHLANDS ESTATE, KINGMOOR PARK, CARLISLE CA6 4RN



DETACHED 5 BAY INDUSTRIAL UNIT 61,814 sq ft (5,742.34 sq m)

LOCATION

Carlisle is the regional centre for Cumbria and south west Scotland with a resident population of circa 85,000, but with a much wider catchment area. Kingmoor Park is the premier business park/industrial estate within the city comprising over 2m sq ft of existing buildings in 400 acres of landscape grounds. Kingmoor Park is located 2.5 miles north of Carlisle city centre, adjacent to the M6 at Junction 44.

Heathlands Estate is one of three outlying Kingmoor Park sites and provides a range of industrial units as per the attached site layout plan. **Unit C** is accessed directly from Rockliffe Road/Parkhouse Road, which in turn provides direct access to Junction 44 of the M6.

DESCRIPTION

Unit C comprises a 5 bay steel portal frame industrial unit of substantial construction, having full height concrete panel walls with powder coated profile metal cladding to the external walls and pitched roofs, which incorporate good levels of roof lighting. Office and ancillary facilities are provided by way of a single storey detached office block, which is linked to the main unit via a covered walkway.

Vehicular access is via a covered loading bay which incorporates 2 no. adjustable EASILIFT dock levellers. In addition to the loading bay, access can also be gained via a ground level roller shutter door (4.89m high x 6.4m wide). **Unit C** itself has a clear internal eaves height of 7.83m (25' 8"), and benefits from an overhead crane which covers approximately 50% of the first bay.

ACCOMMODATION

Gross internal floor area **61,814 sq ft (5,742.34 sq m)**

Comprising:-

Warehouse/Production Space	57,800 sq ft	(5,369.50 sq m)
Office Block	1,235 sq ft	(114.73 sq m)
Battery Charge/Store	385 sq ft	(35.76 sq m)
Loading Bay	2,394 sq ft	(222.35 sq m)

SERVICES

Gas, water, electricity (3 phase) and a connection to the Kingmoor Park drainage system are laid on.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D-76.

TERMS

Unit C is available by way of a new lease for a term of years to be agreed, at a rent based on only:

£1.50 per sq ft per annum exclusive.

SERVICE CHARGE

A service charge will be levied to cover the cost of the repair and maintenance of the common parts of the estate, including estate roads, landscaping and the provision of 24 hr security.

RATING

The Valuation Office Agency website describes **Unit C** as Warehouse and Premises with a 2017 List Rateable Value of £128,000

The national non-domestic rate in the £ for the current (2019/2020) rate year is 50.4p

VAT

Unit C is registered for VAT and VAT will be charged on rent and other outgoings.

LEGAL COSTS

The ingoing tenant is to be responsible for a contribution towards the landlord's legal costs incurred in any letting.

VIEWINGS

Strictly by appointment with the sole agent Carigiet Cowen or Kingmoor Park Properties. Contact:

Richard Percival 01228 635006 rpercival@carigietcowen.co.uk
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Details Amended January 2020

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